



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** Planning and  
Development  
**Department No.:** 053  
**For Agenda Of:** November 15, 2016  
**Placement:** Administrative  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Planning and Development  
Director Glenn Russell, Ph.D., Director, 568-2085  
Contact Info: Jeff Wilson, Deputy Director, 934-6559  
Development Review Division  
**SUBJECT:** Michael and Rita Ardantz Agricultural Preserve Replacement Contract, Santa  
Maria area, Third Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

As to form: No

**Auditor-Controller Concurrence**

As to form: No

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute Agricultural Preserve Replacement Contract 15AGP-00000-00009, a single preserve of 116.25-acres (APNs: 113-090-025, and -027), located approximately one mile southwest at the intersection of Ray Road and Main Street, in the Santa Maria area;
- b) Execute the attached contract, included as Attachment 1 of this Board Letter, creating Agricultural Preserve 15AGP-00000-00009;
- c) Authorize recordation by the Clerk of the Board; and,
- d) Find that the proposed action is an administrative activity of the County which will not result in direct or indirect physical changes in the environment and is therefore not a "project" as defined for purposes of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15378(b)(5). A CEQA exemption is included herein as Attachment 3.

### **Summary Text:**

This property was originally part of Agricultural Preserve Contract 70-AP-139. The replacement contract (15AGP-00000-00009) is being requested due to the recordation of 04TPM-00000-00015 which subdivided 351 acres into three parcels. As a consequence of the subdivision, three replacement contracts (15AGP-00000-00009, 15AGP-00000-00010, and 12AGP-00000-00011) are being processed which would replace the original contract 70-AP-139.

The proposed Michael and Rita Ardantz Agricultural Preserve Contract (15AGP-00000-00009) would be a prime preserve of 116.25-acres comprised of multiple parcels (APNs: 113-090-025, and -027). The 116.25-acres preserve is used for row crops. The parcel is undeveloped. The project is located approximately one mile southwest at the intersection of Ray Road and Main Street, in the Santa Maria area, Third Supervisorial District (Attachment 4).

The property is currently zoned AG-II-40 under the Land Use and Development Code. On August 14, 2015, the Agricultural Preserve Advisory Committee reviewed 15AGP-00000-00009 and determined that this replacement of an agricultural preserve contract is consistent with the Uniform Rules.

### **Background:**

Government Code §51200 (known as the California Land Conservation Act of 1965 or the Williamson Act) provides that local jurisdictions may establish an agricultural preserve program having the goal of retaining land in an agricultural use. The County of Santa Barbara has adopted such a program, which is codified under the Uniform Rules for Agricultural Preserves and Farmland Security Zones. Both the County's Uniform Rules and the Government Code provide that agricultural preserve contracts between the County and landowners are voluntary. Therefore, there are no state mandates associated with this program.

### **Fiscal and Facilities Impacts:**

Budgeted: Yes

The costs to process the project were borne by the applicant through the payment of processing fees. The total estimated cost to process this agricultural preserve contract is approximately \$3,500.00, and is budgeted in the Permitting Budget Program of the Planning and Development Department, on page D-289 of the 2016-17 FY budget.

### **Special Instructions:**

Clerk of the Board shall distribute copies of the recorded contract (with legal description and vicinity map) and Minute Order, as follows:

- David Villalobos, Planning and Development Department, Hearing Support
- Florence Trotter-Cadena, Planning and Development Department
- Assessor's Office
- Surveyor's Office

- Clerk Recorder's Office
- Owner: Michael and Rita Ardantz, 2501 Cherry Avenue, San Jose, CA 95125

**Attachments:**

1. Agricultural Preserve Contract
2. Legal Description
3. CEQA Notice of Exemption
4. Vicinity Map

**Authored by:**

Florence Trotter-Cadena, Planner 805-934-6253  
Development Review Division, Planning and Development Department

## **Attachment 1: Agricultural Preserve Contracts**

## **Attachment 2: Approved Legal Descriptions**

## **Attachment 3: CEQA Exemption**

## **Attachment 4: Vicinity Map**